



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

BUILDING AND SAFETY DIVISION  
SOUTHWEST OFFICE  
1320 W. IMPERIAL HIGHWAY  
LOS ANGELES, CALIFORNIA 90044  
Telephone: 323-820-6500  
Fax: 323-756-0780  
<http://www.ladpw.org>

ADDRESS ALL CORRESPONDENCE TO:  
1320 W. IMPERIAL HIGHWAY  
LOS ANGELES, CALIFORNIA 90044

IN REPLY PLEASE  
REFER TO FILE:

July 14, 2010

Meislin, Steven  
5811 Shenandoah Ave  
Los Angeles, CA 90056-

Dear Meislin, Steven:

**5811 SHENANDOAH AV, LOS ANGELES**  
**Assessor's ID#: 4101-016-047**

By letters dated **May 26, 2010**, you were notified that violations of the Los Angeles County Building Code (Title 26) were found to exist on the Subject Property and were directed to obtain all required permits to correct these violations and bring the Subject Property into compliance with Title 26.

As of the date of this letter, our records indicate that [no permits have been obtained] and/or the following violations continue to exist:

- 1. Section 109.1 Occupancy and use of the structure without Building Official approval. EXPIRED PERMITS FOR REMODEL.**

Pursuant to Section 103.4 of Title 26, please be advised that if these violations are not remedied to the satisfaction of the Building Official by **August 28, 2010**, which is 45 days from the date of this notice, the Building Official may, at any time thereafter, record with the County Recorder's Office a notice that the subject property is in violation of Title 26.

Additionally, please be advised that, pursuant to Section 107.9 of Title 26, a charge of **\$423.90** is hereby assessed to you for the processing of this 45-day notice. A billing fee of **\$124.90** is also charged for a total amount of **\$548.80**.

Further, if the Building Official processes and records the above-referenced Notice of Violation, you will be assessed an additional charge of **\$336.90**.

Fees are based on the current fee schedule and are subject to adjustment each fiscal year (July 1).

Any further information may be obtained by contacting the undersigned at the District Office listed above.

Very truly yours,

EMANUEL S. MCDOWELL  
Building Engineering Inspector

Date Posted 7-14-10 By OS





GAIL FARBER, Director

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ADDRESS ALL CORRESPONDENCE TO:  
1320 W. IMPERIAL HIGHWAY  
LOS ANGELES, CALIFORNIA 90044

IN REPLY PLEASE  
REFER TO FILE:

May 26, 2010

Meislin, Steven  
5811 Shenandoah Ave  
Los Angeles, CA 90056-

Dear Meislin, Steven,

**5811 SHENANDOAH AV, LOS ANGELES**  
**Assessor's ID#: 4101-016-047**

An inspection of the above-referenced subject property reveals that violations of the Los Angeles County Building Code (Title 26) exist as described on the attached Notice of Violation card.

Pursuant to Section 103.4 of Title 26, where property is determined to be in violation of any provision of Title 26, the Building Official may initiate proceedings to record a Notice of Violation against the subject property with the County Recorder's office.

Additionally, pursuant to Section 103.5 of Title 26, any persons that violate any provision of Title 26 shall be responsible for the costs of any and all code enforcement actions taken by the Building Official in response to such violations. Pursuant to Section 107.9 of Title 26, these costs may include (without limitation) the following:

- |    |   |                 |
|----|---|-----------------|
| 1. | For processing a 45-day notice pursuant to Section 103.4:                                   | <b>\$416.00</b> |
| 2. | For processing and recording a Notice of Violation pursuant to Section 103.4:               | <b>\$330.60</b> |
| 3. | For processing and recording a Rescission of Notice of Violation pursuant to Section 103.4: | <b>\$284.30</b> |

These fees are based on the current fee schedule and are subject to adjustment each fiscal year (July 1).

This notice is provided to allow you to abate (correct) the noted building code violations before the Building Official initiates proceedings to record a Notice of Violation and to avoid the assessment of any corresponding code enforcement fees to you.

If you have **not complied with all orders** by **June 10, 2010**, to commence and bring the subject property into code compliance, the Building Official will initiate proceedings to record a notice of violation and assess any corresponding code enforcement fees to you. Please be advised that, as part of the permit process, you may need to submit building plans for review and approval by the Building Official.

Any further information may be obtained by contacting the undersigned at 323-820-6500.

Very truly yours,

EMANUEL S. MCDOWELL  
Building Engineering Inspector

Date Posted 5-26-10 By SM





GAIL FARBER, Director

# COUNTY OF LOS ANGELES

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ADDRESS ALL CORRESPONDENCE TO:  
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LOS ANGELES, CALIFORNIA 90044

IN REPLY PLEASE  
REFER TO FILE:

## NOTICE OF VIOLATION

May 26, 2010

SUBJECT: **5811 SHENANDOAH AV, LOS ANGELES**

OWNER: **Meislin, Steven**  
PROPERTY: **5811 Shenandoah Ave, Los Angeles, CA 90056-**

THE WORK PERFORMED IS IN VIOLATION OF THE ORDINANCE (S) INDICATED BELOW:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Building Code   | <input checked="" type="checkbox"/> Plumbing Code   |
| <input checked="" type="checkbox"/> Mechanical Code | <input checked="" type="checkbox"/> Electrical Code |
| <input type="checkbox"/> Grading Code               | <input type="checkbox"/> Zoning Code                |

### DESCRIPTIONS

1. Section 109.1 Occupancy and use of the structure without Building Official approval. EXPIRED PERMITS FOR REMODEL.

### STOP ALL WORK

- ☒ Submit plans for the cited work within 10 days to the office listed above and apply for a plan check for the required permit(s).
- ☒ Obtain permit(s) within 10 days office listed above for the cited work.
- ☒ A referral has been made to the Enforcement Section of the Department of Regional Planning.
- ☒ A referral may be made to the District Attorney's Office for Criminal Prosecution.

Issued By: Emanuel S. Mcdowell

Phone: 323-820-6500



D A P T S

PROPERTY ACTION INQUIRY/SELECT

05/26/10

BSINIT

08:11:18

NO DATA ENTERED

END OF DATA

PAGE 1

LEGAL TYPE/NBR: ST 18992

42

HOLD: \_

SITUS ADDR: 5811 SHENANDOAH AV LOSA 900561423

OWNER NAME: MEISLIN STEVEN

OWNER: \_

SITUS: \_

INITIATE PERMIT

SEL	IDENTIFIER	DESCRIPTION	ISSUED	FINALED	DISPO
_	BL 9707180038	REMODEL MASTER & GUEST BATHS RETIL	07/18/97		EXPIRED
_	BL 0205170002	REMODEL MASTER & GUEST BATHS RETIL	05/20/02	11/16/02	EXPIRED
_	EL 0205170005	ELECTRICAL FOR REMODEL- TO COMPLET	05/20/02	11/16/02	EXPIRED
_	PL 9707180016	REMODEL MASTER & GUEST BATHS RETIL	07/18/97		EXPIRED
_	PL 0205170003	PLUMBING FOR REMODEL- COMPLETE WOR	05/20/02	11/16/02	EXPIRED

DPC905

NEXT TRANSACTION: \_\_\_\_\_

PF1=HELP